

034.0

0003

0037.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

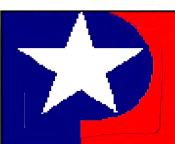
462,400 / 462,400

USE VALUE:

462,400 / 462,400

ASSESSED:

462,400 / 462,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
131		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MCADAM MARGARET G	
Owner 2:		
Owner 3:		

Street 1:	131 SUNNYSIDE AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474	Type:
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PREVIOUS OWNER	
Owner 1:	HARINA BENJAMIN M -
Owner 2:	-

Street 1:	131 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains .076 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
11/30/2018 1827 Renovate 12,400 C

ACTIVITY INFORMATION
Date Result By Name
12/13/2018 MEAS&NOTICE CC Chris C
2/12/2018 SQ Returned EMK Ellen K
3/30/2009 Meas/Inspect 163 PATRIOT
3/30/2001 Inspected 197 PATRIOT
10/24/2000 Hearing Chag 201 PATRIOT
2/27/2000 Mailer Sent
2/23/2000 Measured 263 PATRIOT
11/1/1981 MM Mary M

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units Type
101 One Family 3307 Sq. Ft. Site 0 64. 1.57 3

101 3307 0 64. 1.57 3

332,294 332,300

Total AC/Ha: 0.07592
Total SF/SM: 3307
Parcel LUC: 101 One Family Prime NB Desc ARLINGTON

Total: 332,294
Spl Credit
Total: 332,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.
Database: AssessPro - ArchiveProArling apro

EXTERIOR INFORMATION

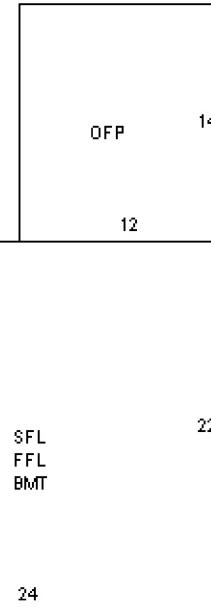
Type:	23 - Row House
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

COMMON WALL.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	25
% Sprinkled	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:	AT - A.T.B.	12. %
Override:		%
Total:	39.28	%

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	4	2	

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj \$ / SQ:	124.863
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	214223
Depreciation:	84147
Depreciated Total:	130076
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	130100
Before Depr:	124.86
Val/Su Net:	74.26
Val/Su SzAd:	123.20

MOBILE HOME

Make: [] Model: [] Serial # [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 034.0-0003-0037.0

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	37.460	19,778
FFL	First Floor	528	124.860	65,927
SFL	Second Floor	528	124.860	65,927
OPF	Open Porch	168	24.340	4,090

Net Sketched Area:	1,752	Total:	155,722		
Size Ad	1056	Gross Area	1752	FinArea	1056

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	528	37.460	19,778						
FFL	First Floor	528	124.860	65,927						
SFL	Second Floor	528	124.860	65,927						
OPF	Open Porch	168	24.340	4,090						

IMAGE

AssessPro Patriot Properties, Inc